

NORFOLK, NEBRASKA

MATRIX OF TARGETED HOUSING PROGRAM PRIORITIES

EXTREMELY LOW INCOME PERSONS WITH A SERIOUS MENTAL ILLNESS

2003 - 2008

TARGET GROUPS & HOUSING TYPES	Norfolk Cuming, Madison, Pierce, Stanton	Program #1	Program #2	Program #3
19-21 Years (0%-50% AMI)		Housing Activity - Coordinate / Educate Local Landlords To Set-A-Side Units For Persons with SMI. Purpose-Location - Norfolk, West Point, Madison (10 units in each community). Intergrate SMI units, one to three per apartment facility, assuming eight plex or larger.	Housing Activity - Conversion of Three Regional Center Employee Units, for SMI. Purpose-Location- Norfolk Regional Center currently has apartment units for their for employees, once vacated, convert units for SMI. These should only be viewed as temporary while sufficient units can be constructed to intergrate SMI into community.	Housing Activity - Assisted Living Purpose-Location- Norfolk Rehabilitation a portion of the vacated Veterans Home into 24 Bed/Unit Assisted Living Facility for person with SMI, 62+ years of age.
Crisis/Respite Care/Emergency Shelter Beds	3			
Group Residential Beds	14			
Residential Units	13	Potential -Coordination Public Housing Agencies, Liberty Centre	Potential -Coordination Regional Center, Region IV, Liberty Centre	Potential -Coordination Veterans Administration, Region IV, Liberty Centre.
SUBTOTALS (UNITS/BEDS)	30			
22+ Years (0%-30% AMI)				
Crisis/Respite Care/Emergency Shelter Beds	6	Possible Funding Sources Section 8 Vouchers, Nebraska Affordable Housing Trust Funds, HOME Funds.	Possible Funding Sources Nebraska Community Develoment Block Grant Funds, Nebraska Affordable Housing Trust Funds.	Possible Funding Sources HUD 202, Nebraska AffordableHousing Trust Funds, HOME Funds.
Group Residential Beds	22			
Residential Units	79			
SUBTOTALS (UNITS/BEDS)	107			
TOTALS (UNITS/BEDS)	137			
EST. DEVELOPMENT OPERATING COSTS				
1. Housing Capacity Building Costs	\$9,000	-----	-----	-----
2. Est. Land Requirements	16.74 Acres	-----	-----	-----
3. Est. Development Costs	\$10,598,000	-----	\$60,000	\$1,440,000
4. Est. Annual Operating Expenses	\$744,900	\$19,000	\$14,400	\$72,000
5. EST. ANNUAL COST – MENTAL HEALTH REHABILITATION/ SUPPORT/RECOVERY	\$1,503,700	\$330,000	\$33,000	\$265,000
6. EST. ANNUAL COST–MEDICAL TREATMENT FOR SMI	\$730,950	\$160,000	\$16,500	\$130,000

Source: Hanna:Keelan Associates, P.C., 2004

